

BOARD OF ZONING APPEALS AGENDA MARCH 14, 2018

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia, on **March 14, 2018**, the Board of Zoning Appeals will hold public hearings on the following applications at the time indicated. For each public hearing, any and all interested persons will be given an opportunity to express their views regarding said application. If you desire to be placed on the speakers' list, or check on whether the status of a public hearing has changed, call the Special Permit and Variance Branch of the Zoning Evaluation Division, Department of Planning and Zoning, at (703) 324-1280. Below are descriptive summaries only of each application. Interested parties may review the application or pick up a copy of the staff report one week prior to the hearing at the Branch noted above at 12055 Government Center Parkway, Fairfax, Virginia, Suite 801, or go online and download a copy at <http://ldsnet.fairfaxcounty.gov/ldsnet/CurrentinProcessBZA.aspx>, by clicking on the application number. ADA: Reasonable accommodation is available upon 48-hour advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

Matters Presented By Board Members

Administrative Items

Staff/Action

- 9:00 A.M. MARIA E. RODRIGUEZ AND JOSE C. RODRIGUEZ, SP 2017-PR-099 Appl. under Sects. 8-914 and 8-922 of the Zoning Ordinance to permit a reduction in certain yard requirements to permit construction of a roofed deck with steps 20.6 ft. from a front lot line and a reduction in minimum yard requirements based on an error in building location to permit deck to remain 0.4 ft. from one side lot line and carport to remain 1.0 ft. from other side lot line. Located at 6809 Jefferson Ave., Falls Church, 22042 on approx. 7,200 sq. ft. of land zoned R-4. Providence District. Tax Map 50-4 ((14)) 35. (*Admin. moved from 1/31/18 at appl. req.*)
- D. Creed
Withdrawn
- 9:00 A.M. DEBA EHSAN, SP 2014-MA-085 Appl. under Sect(s). 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 4894 Sunset Ln., Annandale, 22003, on approx. 19,553 sq. ft. of land zoned R-2. Mason District. Tax Map 71-3 ((23)) 1. (*Continued from 11/5/14.*) (*Continued from 4/1/15 at appl. req.*) (*Indefinitely Deferred on 7/15/15 at appl. req.*) (*Reactivated on 5/23/17.*) (*Admin. moved from 9/20/17 and 10/25/17 at appl. req.*) (*Admin. moved from 1/31/18 to add variance.*)
- E. Estes
Admin.
moved to
3/28/18
- 9:00 A.M. ROBERT A. & LINDA S. MILLER, SP 2017-PR-118 (50% - Error)
- E. Estes
Admin.
moved to
3/21/18
- 9:00 A.M. MAURISSA WHITAKER, SP 2017-MV-117 (Fence – NOV)
- E. Estes
Admin.
moved to
4/11/18

9:00 A.M. PINEWOOD LAKE HOMEOWNERS ASSOCIATION, A 2017-LE-011 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is allowing a junk yard and a storage yard, which are not permitted uses, and outdoor storage in excess of the amount permitted on property in the R-8 District in violation of Zoning Ordinance provisions. Located on a portion of Tax Map 101-1 ((6)) K1 & Y1 at the terminus of Saint Anne's Court, Alexandria, 22309 on approx. 1.235 acres of land zoned R-8. Lee District. (Admin. moved from 9/27/17 and 12/6/17 at appl. req.)

M. Mertz
Admin.
moved to
5/16/18

Public Hearings

9:00 A.M. THE MOST REVEREND MICHAEL F. BURBIDGE, BISHOP OF THE CATHOLIC DIOCESE OF ARLINGTON, VIRGINIA AND HIS SUCCESSORS IN OFFICE (OUR LADY OF GOOD COUNSEL), SP 2017-PR-119 Appl. under Sects. 3-301 and 8-301 of the Zoning Ordinance to permit the addition of a nursery school with child care center to the previously approved church and private school of general education (SE 01-P-021) and to allow modification of development conditions. Located at 8601 Wolftrap Rd., Vienna, 22182 on approx. 23.87 ac. of land zoned R-1. Providence District. Tax Map 39-1 ((1)) 3 and 5.

K. McMahan
Deferred to
3/21/18 at
appl. req.

9:00 A.M. MOHAMMAD ALABOUS AND NIKET SETHI/ABU NAWAS HOSPITALITY, INC., SP 2017-PR-115 Appl. under Sect. 5-503 of the Zoning Ordinance to permit an indoor commercial recreation use (hookah bar). Located at 8426-A and 8426-B Lee Hwy., Fairfax, 22301 on approx. 4,385 sq. ft. of land zoned I-5, CRA and HC. Providence District. Tax Map 49-3 ((15)) 3. (Decision deferred from 3/7/18.)

K. McMahan
Approved

9:00 A.M. HEATHER AND CURTIS MARSHALL, SP 2017-MV-101 Appl. under Sect. 8-914 of the Zoning Ordinance to permit a reduction in minimum yard requirements based on an error in building location to permit an addition (deck with lattice below) to remain 19.5 ft. from a front lot line and 6.5 ft. from a side lot line. Located at 2803 East Side Dr., Alexandria, 22306 on 6,414 sq. ft. of land zoned R-3 and HC. Mount Vernon District. Tax Map 93-1 ((18)) (1) 382. (Admin. moved from 2/7/18 due to inclement weather.)

K. McMahan
Approved

9:00 A.M. TYSONS II LAND COMPANY, L.L.C.; TYC DEVELOPMENT COMPANY, LLC; TYD DEVELOPMENT COMPANY, LLLP; TYH DEVELOPMENT COMPANY, LLC; AND TYF DEVELOPMENT COMPANY, LLC, SPA 2016-PR-036 Appl. under Sects. 6-204 and 8-801 of the Zoning Ordinance to amend SP 2016-PR-036 previously approved for a temporary circus/theatrical performance to permit modifications of site and development conditions and a change in permittee. Located at 8025 Galleria Dr. and 1600, 1650, 1775 and 1800 Tysons Blvd., McLean, 22102 on approx. 26.06 ac. of land zoned PDC, SC and HC. Providence District. Tax Map 29-4 ((10)) 5A; 29-4 ((10)) 5B; 29-4 ((10)) 5C; 29-4 ((10)) 2C; 29-4 ((10)) 2D; 29-4 ((10)) 3B1; 29-4 ((10)) 2A2.

E. Estes
Approved

9:00 A.M. DEYI AWADALLAH/DOMESTIC RENOVATIONS LLC, VC 2017-MA-019 Appl. under Sects. 3-207 and 18-401 of the Zoning Ordinance to permit construction of a two story dwelling 6.5 ft. from the western side lot line and carport 5.2 ft. from the eastern side lot line. Located at 4123 Old Columbia Pike, Annandale, 22003 on approx. 9,639 sq. ft. of land zoned R-2 and HC. Mason District. Tax Map 61-3 ((6)) 3.

H. Eddy
Approved

- 9:00 A.M. MARY GREENE, MANAGEMENT PROPERTIES OF AMERICA INC. & MULTIFLOR, INC., A 2016-PR-026 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the appellants are allowing and/or operating an establishment for production and processing on property in the I-5 District without Non-Residential Use Permit approval in violation of Zoning Ordinance provisions. Located at 8300 Merrifield Avenue, Fairfax, 22031 on approx. 45,131 sq. ft. of land zoned I-5. Providence District. Tax Map 49-1 ((16)) 4. *(Deferred from 3/29/17 at appl. req.) (Decision deferred from 5/24/17, 7/26/17, 10/18/17, 12/6/17, and 1/24/18.)*
- S. Gilbert/
C.S. Belgin
*Decision
Deferred to
4/18/18 at
appl. req.*
- 9:00 A.M. ALVARO CESTTI AND GLADYS CABALLERO, A 2017-LE-019 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant has erected an accessory structure which exceeds 7 feet in height and is located within the 10-foot minimum required side yard; and, has constructed a fence exceeding 4 feet in height in the front yard, both in violation of Zoning Ordinance provisions. Located at 3114 Burgundy Road, Alexandria, 22303 on approx. 7,200 sq. ft. of land zoned R-4. Lee District. Tax Map 82-2 ((14)) (B) 15.
- S.C. Williams
*Decision
Deferred to
3/28/18*

JOHN F. RIBBLE III, CHAIRMAN